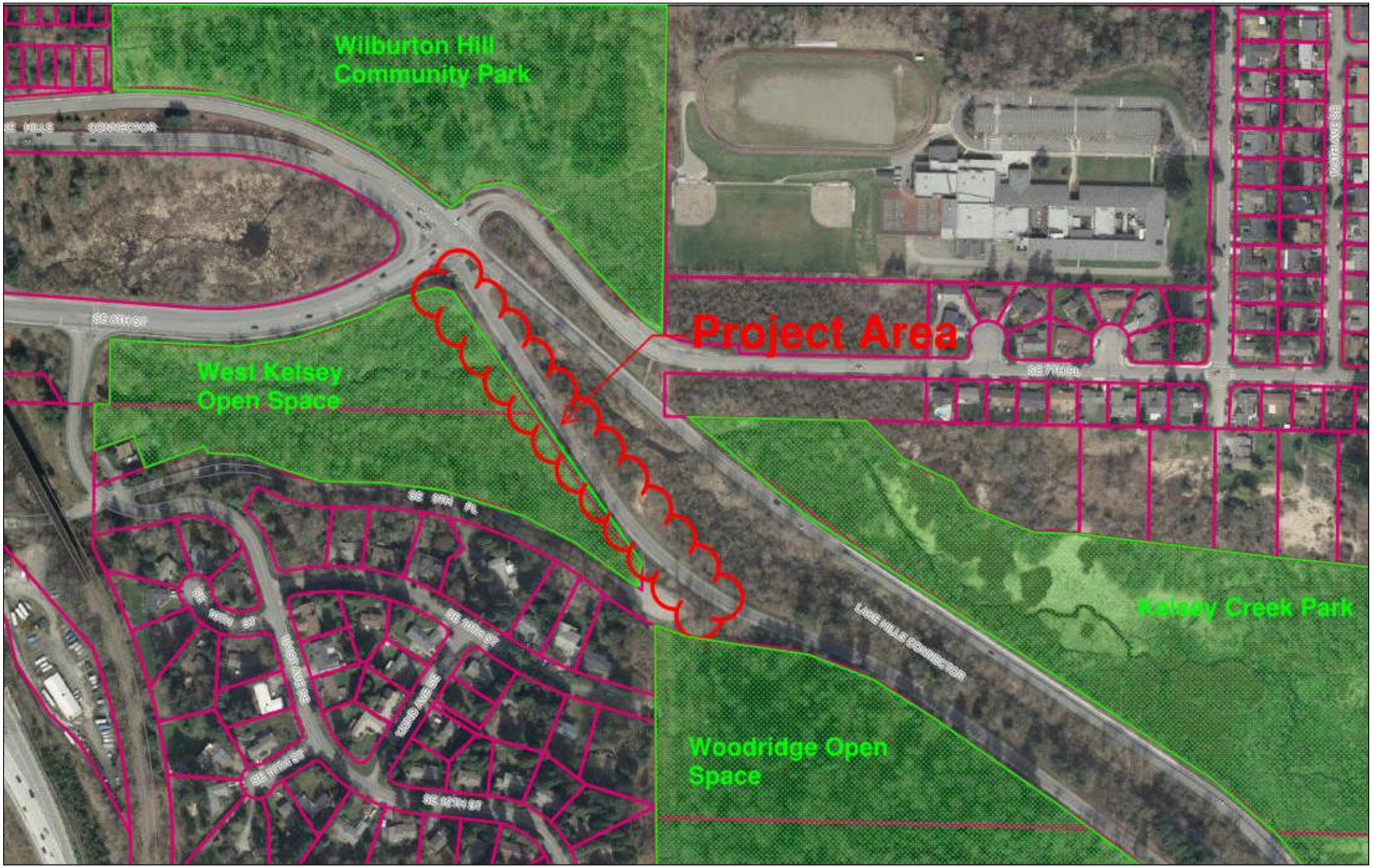
# Lake Hills McTavish Trail Extension
# File Number: 13-103862-WG

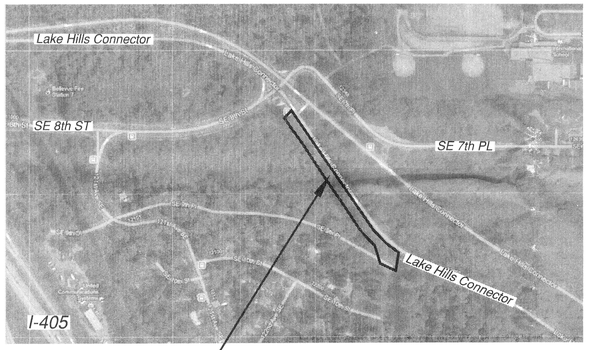


# Lakehills McTavish Trail Extension

# City of Bellevue, WA

EXISTING CONDITIONS

LOOKING SOUTH ALONG LAKE HILLS CONNECTOR




VICINITY MAP

NTS

## CONSTRUCTION NOISE NOTES:

Construction noise outside the allowable hours is prohibited per BCC 9.18.040. To be considered a violation, the construction-related noise must be audible across a property line or at least 75 feet from the source. Any violation is a civil infraction and the City may assess a monetary penalty to the individual creating the noise. The penalties are:

- A warning will be issued if no construction noise violation has been committed by the same person within the previous two years at any location within the City.
- A citation will be issued and a $125 fine imposed if one previous violation has been committed by the same person within the previous two years at any location within the City.
- A citation will be issued and a $250 fine imposed if two or more previous violation have been committed by the same person within the previous two years at any location within the City.

**FOR ALL COMMERCIAL, MULTI-FAMILY, AND NEW SINGLE-FAMILY HOMES:**

**Construction-related noise is allowed**:

- 7 am to 6 pm on weekdays
- 9 am to 6 pm on Saturdays

**Construction -related noise is not allowed:**

- Outside of allowable hours
- Legal holidays
- Sundays

## CLEARING AND GRADING STANDARD NOTES:

1. All clearing & grading construction must be in accordance with City of Bellevue (COB) Clearing & Grading Code; Clearing & Grading Erosion Control Standard Details (EC-1 through EC-23); Development Standards; Land Use Code; Uniform Building Code; permit conditions; and all other applicable codes, ordinances, and standards. The design elements within these plans have been reviewed according to these requirements. Any variance from adopted erosion control standards is not allowed unless specifically approved by the City of Bellevue Department of Planning & Community Development (PCD) prior to construction.
2. A copy of the approved plans must be on-site during construction. The applicant is responsible for obtaining any other required or related permits prior to beginning construction.
3. All locations of existing utilities have been established by field survey or obtained from available records and should, therefore, be considered only approximate and not necessarily complete. It is the sole responsibility of the contractor to independently verify the accuracy of all utility locations and to discover and avoid any other utilities not shown which may be affected by the implementation of this plan.
4. The area to be cleared and graded must flagged by the contractor and approved by the clearing & grading inspector prior to beginning any work on the site.
5. A reinforced silt fence must be installed in accordance with COB EC-5 and located as shown on the approved plans or per the clearing & grading inspector, along slope contours and down slope from the building site.
6. Clearing will be limited to the areas within the approved disturbance limits. Exposed soils must be covered at the end of each working day when working from October 1st through April 30th. From May 1st through September 30th, exposed soils must be covered at the end of each construction week and also at the threat of rain.
7. Any excavated material removed from the construction site and deposited on property within the City limits must be done in compliance with a valid clearing & grading permit. Locations for the mobilization area and stockpiled material must be approved by the clearing & grading inspector at least 24 hours in advance of any stockpiling.
8. To reduce the potential for erosion of exposed soils, or when rainy season construction is permitted, the following Best Management Practices (BMPs) are required: Preserve natural vegetation for as long as possible or as required by the clearing & grading inspector. Protect exposed soil using plastic (EC-14), erosion control blankets, straw or mulch (COB Guide to Mulch Materials, Rates, and Use Chart), or as directed by the clearing & grading inspector. Install catch basin inserts as required by the clearing & grading inspector or permit conditions of approval. Install a temporary sediment pond, a series of sedimentation tanks, temporary filter vaults, or other sediment control facilities. Installation of exposed aggregate surfaces requires a separate effluent collection pond on-site.
10. Final site grading must direct drainage away from all building structures at a minimum 2% slope, per the Uniform Building Code, if applicable.
11. The contractor must maintain a sweeper on-site during earthwork and immediately remove soil that has been tracked onto paved areas as result of construction.
12. A public information sign listing 24-hour emergency phone numbers for the city and the contractor may be provided to the applicant at the time the clearing & grading permit is issued. The applicant must post the sign at the project site in full view of the public and the contractors, and it must remain posted until final sign-off by the clearing & grading inspector.
13. Turbidity monitoring may be required as a condition of clearing & grading permit approval. If required, turbidity monitoring must be performed in accordance with the approved turbidity monitoring plan and as directed by the clearing & grading inspector. Monitoring must continue during site (earthwork) construction until the final sign-off by the clearing & grading inspector.
14. Any project that is subject to Rainy Season Restrictions will not be allowed to perform clearing & grading activities without written approval from the PCD director. The rainy season extends from November 1st throug April 30th, as defined in section 23.76.093A of the Clearing & Grading Code.

## CALCULATIONS:

PROJECT AREA:

| | |
|---|---|
| Existing roadway including shoulders: | 26,766 square feet (will remain unchanged) |
| Estimated area of improvements: | 10,270 square feet |
| Total: | 37,036 square feet |

IMPERVIOUS SURFACES:

| | |
|---|---|
| New asphalt to create 8' shoulder: | +1,351 square feet |
| New asphalt path (6' width): | +4,518 square feet |
| New woodchip or asphalt path: | +720 square feet |
| Total Net Gain: | 6,589 square feet |

ESTIMATED AREA OF DISTURBANCE/IMPROVEMENTS:

| | |
|---|---|
| New asphalt path: | 4,518 square feet |
| New asphalt patch to 8': | 1,351 square feet |
| (Saw-cut 6"-8" width to create clean edge + addt'l to create consistent 8' width shoulder) | |
| New woodchip or asphalt path: | 720 square feet |
| New planting area: | 3,431 square feet |
| Potential construction staging area: | 250 square feet |
| Total: | 10,270 square feet |

MITIGATION:

Total area impacted by Kelsey D wetland 110' buffer: 0 square feet
(Wetland buffer limited by developed ROW of both Lake Hills Connector and SE 9th Place)
COB 20.25H.105.C.1 requires minimum 6:1 buffer mitigation ratio.
0 sq ft of wetland buffer mitigation required
3,431 sq ft new planting area provided

## GENERAL NOTES:

1. All construction must be in accordance with the City of Bellevue's Development Standards; the City of Bellevue's Engineering and Utility Standards; the Bellevue City Code; the Uniform Building Codes; permit conditions; and all other applicable codes, ordinances, standards and policies. Applicable installation details are incorporated by reference to Bellevue's Engineering and Utilities published Standards. All applicable erosion control measures must be taken.
2. A copy of the approved plans must be on-site whenever construction is in progress.
3. The Contractor is responsible for obtaining any mechanical, electrical or other required permits prior to beginning construction.
4. All locations of existing utilities have been established by field survey or obtained from available records and should, therefore, be considered approximate only and not necessarily complete. It is the sole responsibility of the contractor (1) to independently verify the accuracy of all utility locations and (2) to discover and avoid any other utilities not shown which may be affected by the implementation of this plan. Note that no existing utilities have been researched or verified in any areas between proposed work limits up to, and including, the staging area.
5. Site shall be restored to better or equal condition in any areas affected by this work.
6. Scheduling: All work shall be coordinated with Owner to achieve minimal disturbance to roadway operation.
7. Contractor shall have proven experience in similar projects and be thoroughly familiar with City of Bellevue applicable standards and codes prior to commencement of work.
8. This layout is diagrammatic. Contractor shall coordinate exact location of points of connection to existing systems with Owner prior to beginning any work.
9. Prior to commencing work, the Contractor, the City's Inspectors and the Owner's Representatives shall meet on the site to review existing site conditions. Logistical items will be determined at the pre-construction meeting and subsequent construction meetings, including the specific locations and methods to be used for staging, trail closure locations and timing, fencing materials, and coordination of boardwalk and trail work with Western Wood Structure Bridge work (NIC). The Contractor is to coordinate with Owner's representative on all construction logistical items not explicitly described in the drawings and specifications.

## PROJECT DESCRIPTION:

Contracted work includes: site preparation, environmental protection, earthwork and drainage, construction of approximately 5,536 square feet of new asphalt path and 770 linear feet of extruded concrete curb, construction of approx. 720 square feet of new gravel path, 22 cubic yards of mulch and topsoil, approx. 916 linear feet of new split rail fence, restoration planting, and site restoration and clean up. Note that much of the proposed work occurs in, or close to, the Lake Hills Connector right-of-way; permits and safety measures shall be the responsibility of the contractor. For technical questions, call Barker Landscape Architects, (John) 206-783-2870.

## CONTACTS:


Client:

Bellevue Parks and Community Services
Jim Bennett
Project Manager
450 110th Ave. NE, P.O. Box 90012
Bellevue, WA. 98009
tel: (425) 452-4321

Landscape Architect:

Barker Landscape Architects
Contact: Nicolas Morin
1514 NW 52nd Street.
Seattle, WA 98107
phone 206-783-2870
fax 206-783-8312
nicolas@barkerla.com

Surveyor:

Lovell-Sauerland Surveyors
Contact: Jeff Treiber
19217 36th Ave West, Suite 106
Lynnwood, WA 98036
phone 425-775-1591
jefft@lsaengineering.com


## DRAWING INDEX



| NO. | DATE | BY | APPR. | REVISIONS |
|---|---|---|---|---|
| | | | | |

Approved By

TRANSPORTATION DESIGN MANAGER DATE

PROJECT MANAGER DATE

DATE

| | |
|---|---|
| JV,NM | 10/30/12 |
| DESIGNED BY | DATE |
| JV,NM | 10/30/12 |
| DRAWN BY | DATE |
| JB | 10/30/12 |
| CHECKED BY | DATE |

City of Bellevue
Transportation Department


BARKER LANDSCAPE ARCHITECTS
1514 NW 52nd St.
Seattle, WA 98107
tel: 206.783.2870
fax: 206.783.3212

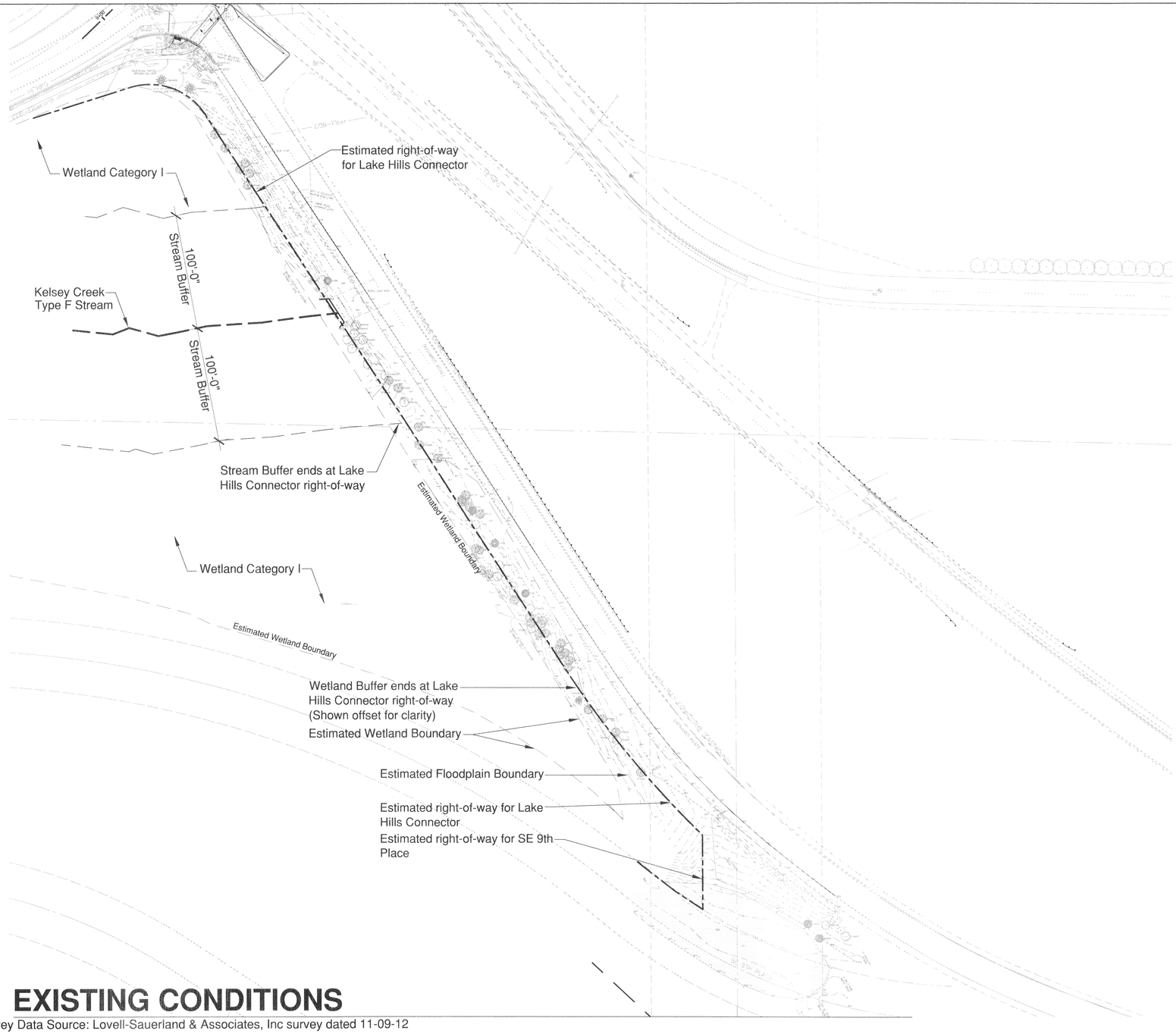

**Lake Hills McTavish Trail Extension**
**Lake Hills Connector**
**Bellevue, WA 98008**

COVER SHEET

SHT 1 OF

Received
JAN 04 2013
Permit Processing

12-102382-WG




## LEGEND

| | | | |
|---|---|---|---|
| SSMH | SEWER MANHOLE | UP | UTILITY POLE |
| CBMH | CATCH BASIN MANHOLE | GP | GUY ANCHOR POLE |
| CB | CATCH BASIN | EB | ELECTRICAL BOX |
| YD | YARD DRAIN | TELR | TELEPHONE PEDESTAL |
| SDCO | STORM DRAIN CLEANOUT | CATV | CABLE TV BOX |
| SSCO | SANITARY SEWER CLEANOUT | PV | POWER VAULT |
| WV | WATER VALVE | LU | LUMINAIRE |
| FH | FIRE HYDRANT | LI | AREA LIGHT |
| ICV | IRRIGATION CONTROL VALVE | GA | GUY ANCHOR |
| WS | WATER SPIGOT | H/C | HANDICAP RAMP |
| WBO | WATER BLOW-OFF | | SIGN AS NOTED |
| WM | WATER METER | | FENCE AS NOTED |
| SP | SPRINKLER | MB | MAILBOX |
| GV | GAS VALVE | | BOLLARD |
| GM | GAS METER | | ROCKERY |
| SD | STORM SEWER LINE | | WETLAND FLAG |
| SS | SANITARY SEWER LINE | | TREE AS NOTED |
| W | WATER LINE | | ASPHALTIC CONCRETE PAVEMENT |
| E | ELECTRICAL LINE | | CEMENT CONCRETE PAVEMENT |
| T | TELEPHONE LINE | | |
| G | NATURAL GAS LINE | | |
| OH | OVERHEAD UTILITY LINES | | |

## BENCH MARK

CITY OF BELLEVUE BENCHMARK 131, BEING THE SOUTH BOLT ON THE SIGNAL POLE IN THE SOUTHWEST QUADRANT OF THE INTERSECTION OF SE 8TH STREET AND LAKE HILLS CONNECTOR.

ELEVATION : 35.606

DATUM : NAVD 1988

TBM 1 : MAG NAIL IN SIDEWALK AS SHOWN HEREON

ELEVATION : 34.96

TBM 2 : MAG NAIL IN ASPHALT AS SHOWN HEREON

ELEVATION : 33.03

TBM 3 : MAG NAIL IN ASPHALT AS SHOWN HEREON

ELEVATION : 48.00

## UTILITY NOTE

THE LOCATION OF UNDERGROUND UTILITIES SHOWN HEREON IS APPROXIMATE ONLY. THIS SURVEY DOES NOT PURPORT TO SHOW THE LOCATION OF ALL UTILITIES. THE OWNER SHOULD CONTACT THE PURVEYORS OF ALL UTILITIES IN THE AREA TO DETERMINE THE LOCATION AND DEPTH OF ALL UTILITIES ON AND ADJACENT TO THE PROPERTY.

## BASIS OF BEARINGS

THE CALCULATED BEARING BETWEEN CITY OF BELLEVUE CONTROL POINTS 2849 AND 2848, BEING S 41°38'57" W.

DATUM: NAD83/91

PTN OF THE SE1/4, SW1/4 OF SECTION 33, T.25N., R.5E., W.M.
AND
PTN OF THE NE1/4, NW1/4 AND THE NW1/4, NE 1/4 OF SECTION 4, T.24N., R.5E., W.M.
CITY OF BELLEVUE
KING COUNTY, WASHINGTON

JEFFREY T. TREIBER — STATE OF WASHINGTON — 22969 — REGISTERED PROFESSIONAL LAND SURVEYOR


LSA — Lovell-Sauerland & Associates, Inc.
Engineers/Surveyors/Planners/Development Consultants
e-mail: info@lsaengineering.com · web: lsaengineering.com
19217 36th Avenue W., Suite 106 · Lynnwood, WA 98036 · (425)775-1591


SHEET 1 OF 1

| DRAWN | CHECKED | DATE | F.B. | SCALE | FILE NO. |
|---|---|---|---|---|---|
| D.V.W. | J.T.T. | 11-09-2012 | 531 | 1"=20' | 5390-0-12 |

North

Scale: 1"=50'

0 50 100 200

( 22"x34" sheet size)

# EXISTING CONDITIONS

Survey Data Source: Lovell-Sauerland & Associates, Inc survey dated 11-09-12

Floodplain Data Source: City of Bellevue GIS
Wetland Data Source: City of Bellevue GIS
Kelsey Creek Alignment Source: City of Bellevue GIS
Lake Hills Connector right-of-way Source: City of Bellevue

| NO. | DATE | BY | APPR. | REVISIONS |
|---|---|---|---|---|
| | | | | |

Approved By

TRANSPORTATION DESIGN MANAGER — DATE

PROJECT MANAGER — DATE

DATE

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|---|---|
| JV,NM DESIGNED BY | 10/30/12 DATE |
| JV,NM DRAWN BY | 10/30/12 DATE |
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City of Bellevue
Transportation Department


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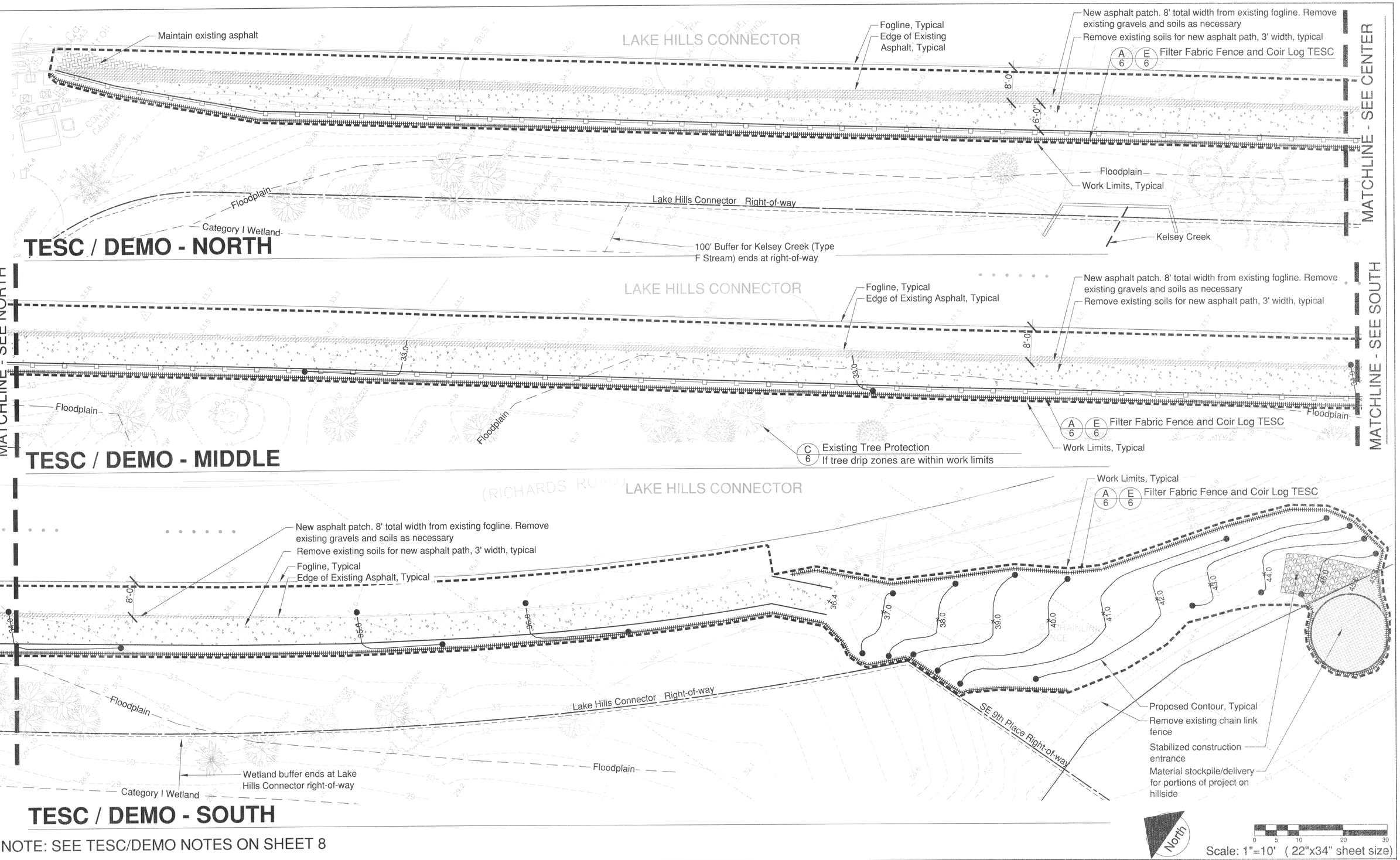
EXISTING CONDITIONS

SHT 2 OF




NOTE: SEE TESC/DEMO NOTES ON SHEET 8

| NO. | DATE | BY | APPR. | REVISIONS |
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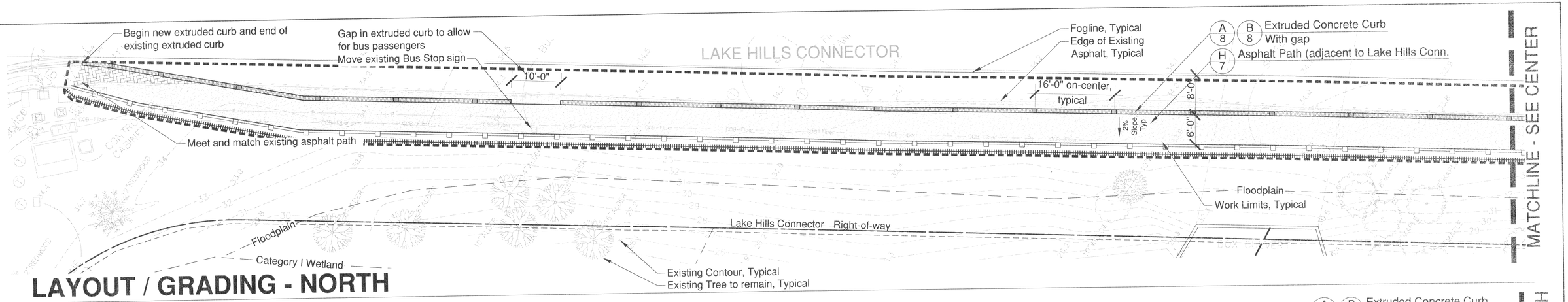
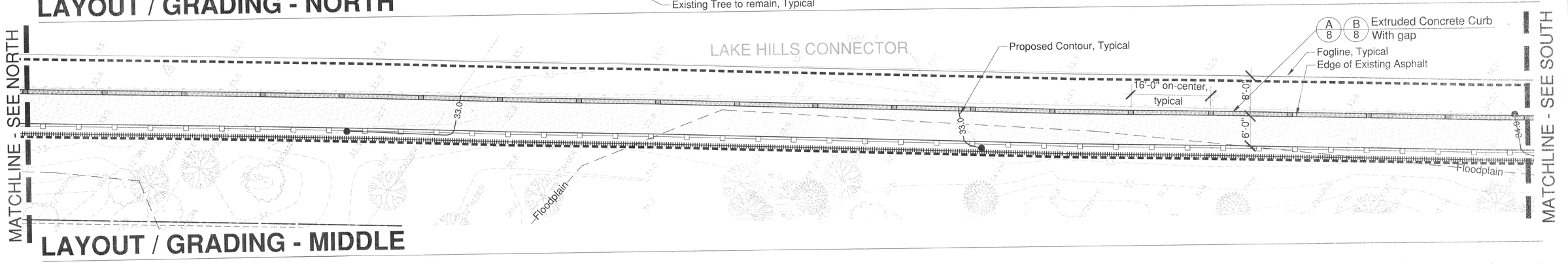
TESC/DEMO

SHT 3 OF




## LAYOUT / GRADING - NORTH

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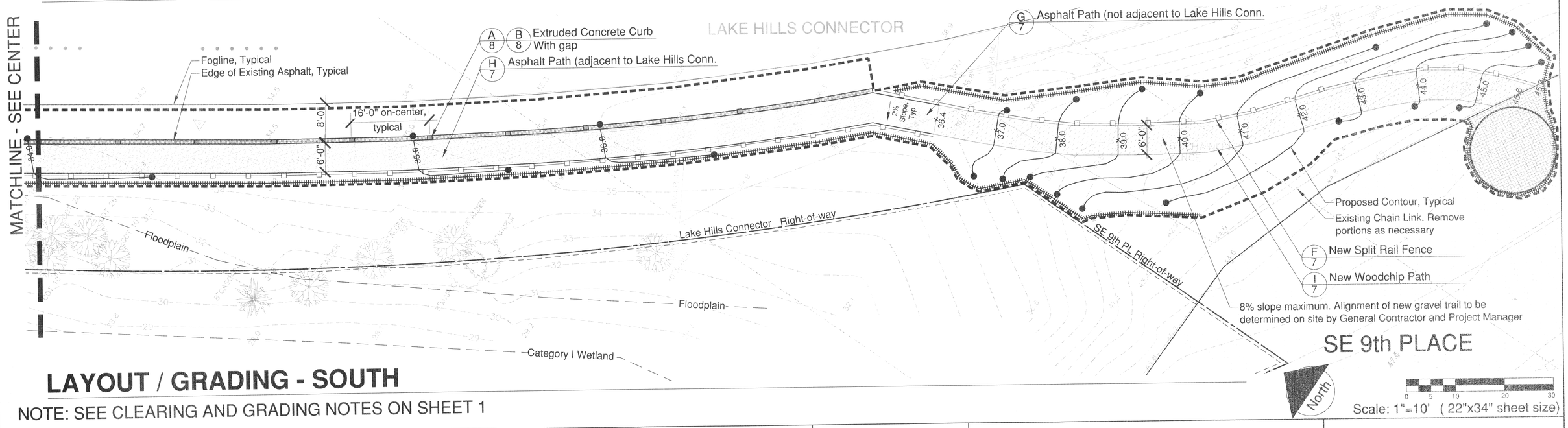


## LAYOUT / GRADING - SOUTH

NOTE: SEE CLEARING AND GRADING NOTES ON SHEET 1

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JB 10/30/12
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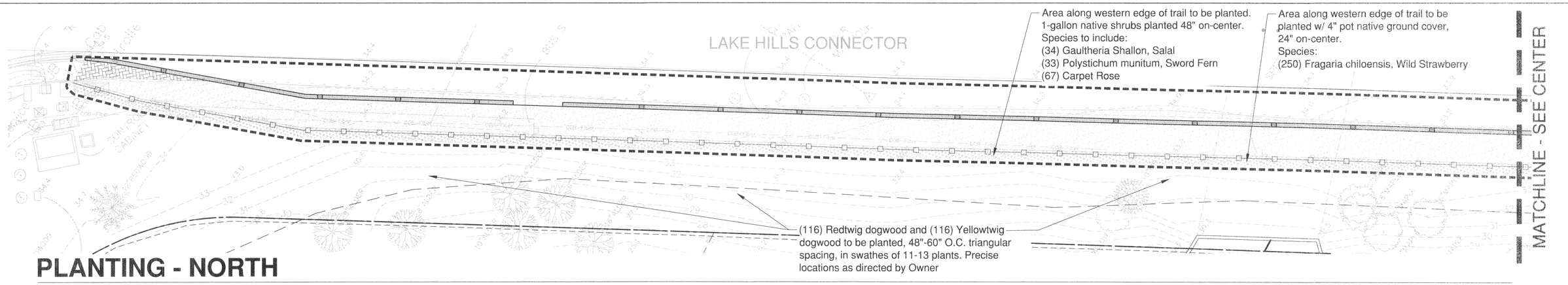
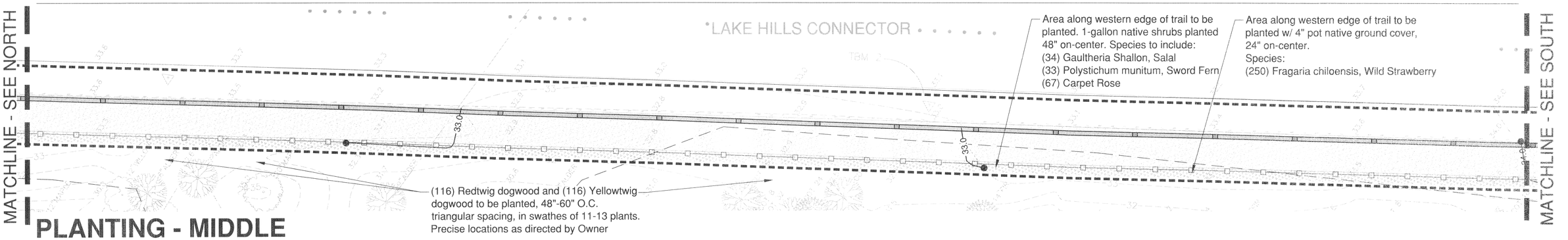
LAYOUT & GRADING

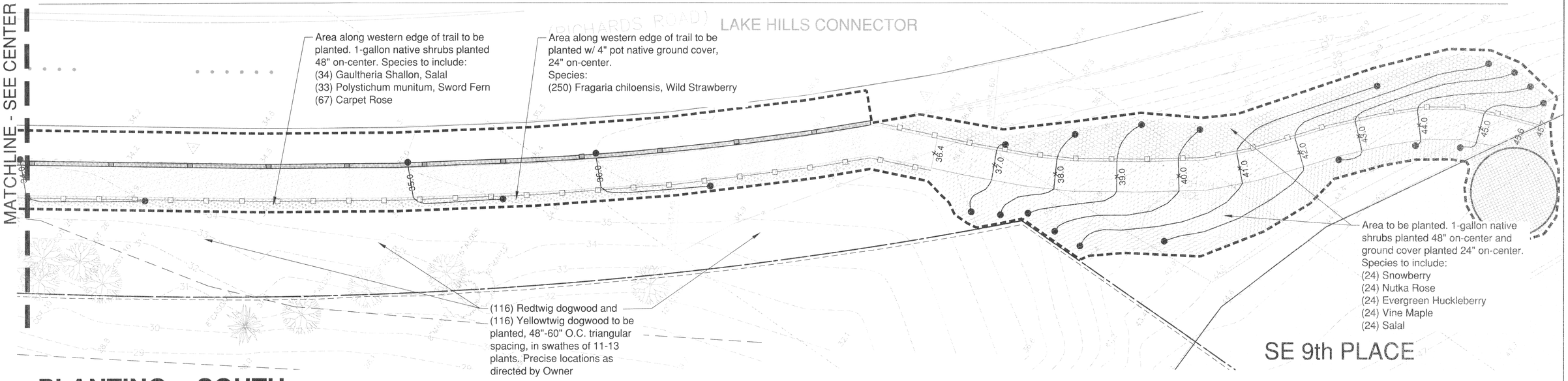
SHT 4 OF




## PLANTING - NORTH




## PLANTING - MIDDLE




## PLANTING - SOUTH

NOTE: SEE PLANTING NOTES ON SHEET 8

North

Scale: 1"=10' ( 22"x34" sheet size)

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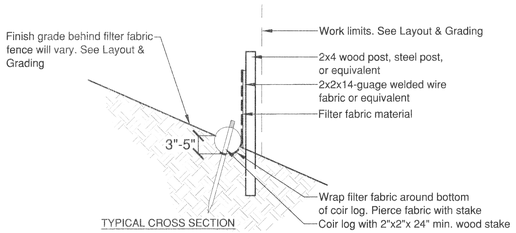
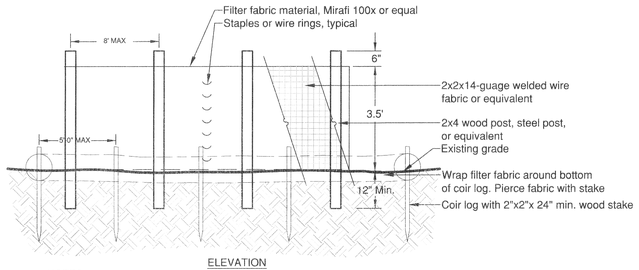
PLANTING PLAN

SHT 5 OF 9




NOTES

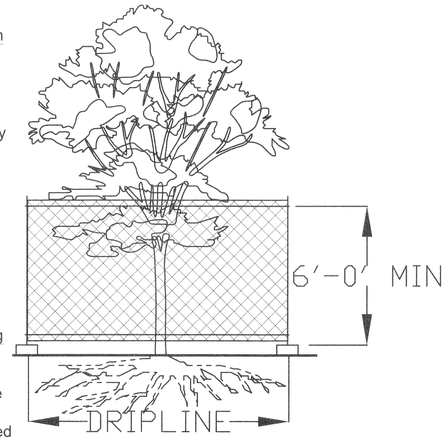
1. Prefab fence allowed if reinforced and approved by the city clearing and grading inspector.
2. Fence shall not be installed on slopes steeper than 2:1.
3. Joints in filter fabric shall be overlapped 6 inches at post.
4. Use staples, wire rings, or equivalent to attach fabric to fence.
5. Remove sediment when it reaches 1/3 fence height.
6. Location of fencing shall be as shown on approved plans or as directed by the city.

## A FILTER FABRIC FENCING
NTS

NOTES:

Tree Protection During Construction

A six foot-high temporary chainlink fence shall be placed at dripline of tree to be saved, or a distance of 15' from the trunk, whichever is greater. The fence shall completely encircle the tree(s). Install fence posts using pier blocks only. avoid driving posts or stakes into major roots. Fencing may extend beyond dripline or 15' if plan design allows. Owner may permit alternative fencing methods if site prohibits installation of pier blocks (steep slopes, soft soils, etc.).



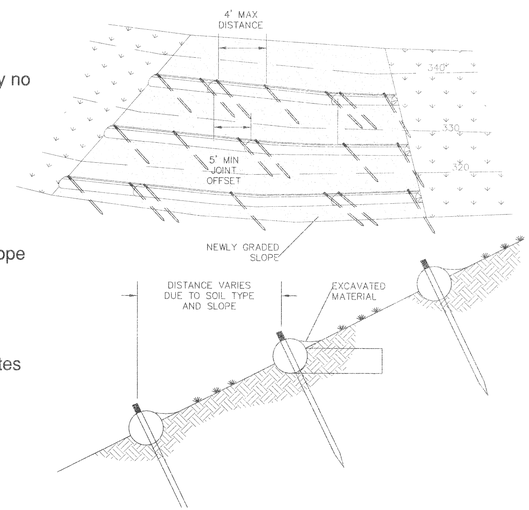

Treatment of Roots Exposed During Construction

For roots over 1" in diameter damaged during construction; make a clean, straight cut to remove damaged portion of root. all exposed roots shall be temporarily covered with damp burlap to prevent drying, and covered with soil as soon as possible. Work within protection fence shall be done manually. No excavation, stockpiling of materials, vehicular traffic, or storage of equipment or machinery shall be allowed within the limit of the fencing.

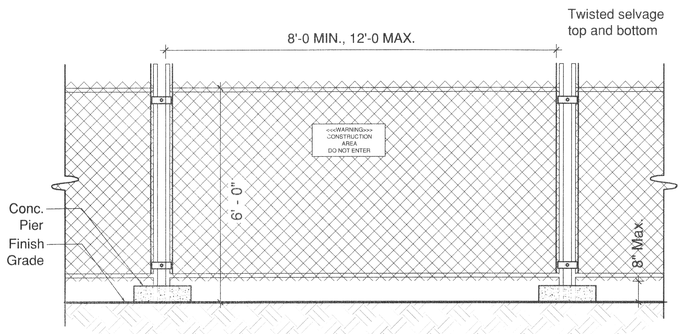
## C TREE PROTECTION FENCING
NTS

NOTES:

1. Joints must be offset by no less than five feet.
2. Rolls shall be aligned parallel to elevation contours, wherever possible.
3. Hydroseed or mulch slope for additional erosion control.
4. See additional info in Clearing & Grading Notes



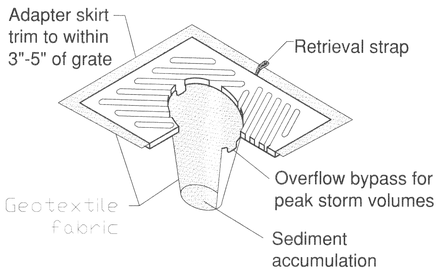

## E COIR LOG
NTS




Notes:

1. Chain link fabric to be min. 11 gauge, galvanized. No rusted or excessively malformed fabric.
2. Fence bases shall be of sufficient weight and/or spread to adequately support each panel.
3. Panel-to-panel connections shall be made at a min. Two locations per connection unless otherwise approved.
4. Provide construction warning signage 50' o.c. Along fencing installation.

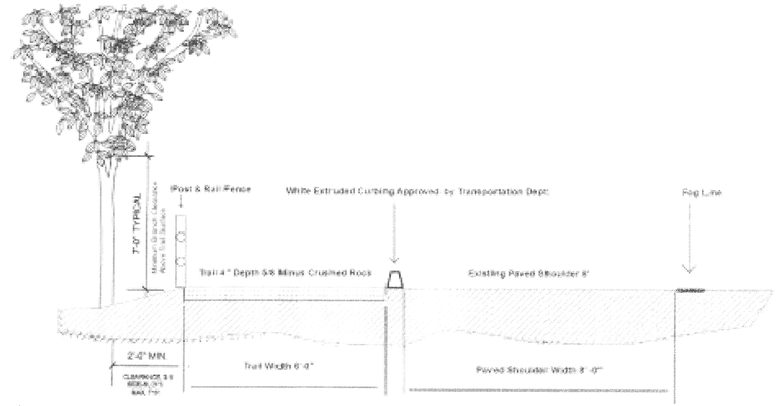
## B CONSTRUCTION FENCING
NTS




NOTES:

1. Insert shall be installed prior to clearing and grading activity, or upon placement of a new catch basin.
2. Sediment shall be removed from the unit when it becomes half full.
3. Sediment removal shall be accomplished by removing the insert, emptying, and re-inserting it into the catch basin.

## D CATCH BASIN FILTER SOCK INSERT
NTS




City of Bellevue

Separated Gravel Trail Dimension and Material Option

## F TRAIL - SECTION (ADJACENT TO LAKE HILLS CONNECTOR)
NTS

| NO. | DATE | BY | APPR. | REVISIONS |
|---|---|---|---|---|
| | | | | |

Approved By

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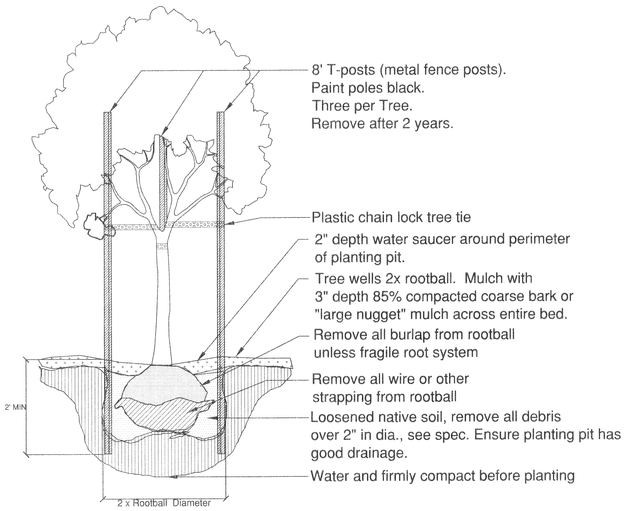
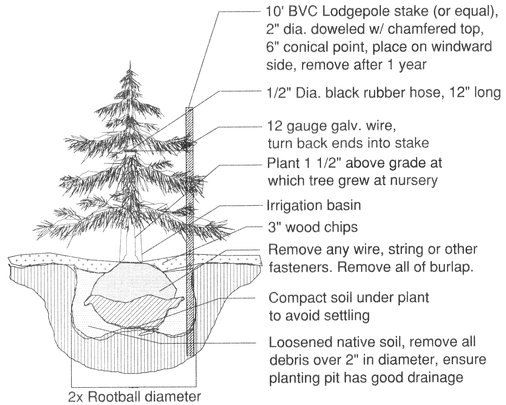
DETAILS



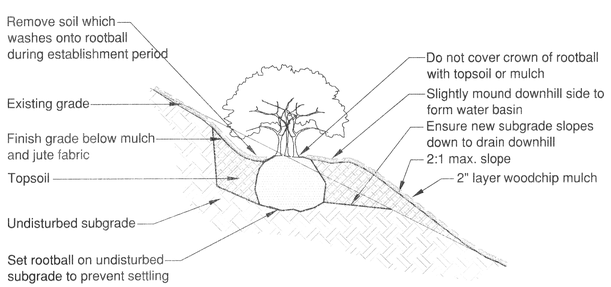
SHT 6 OF 9



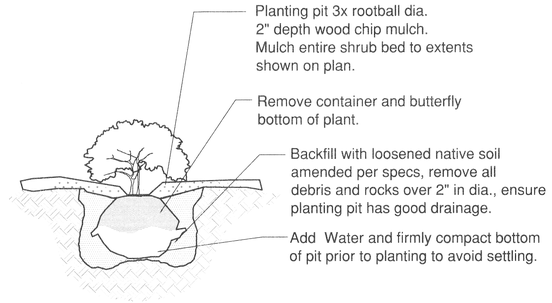

A DECIDUOUS TREE PLANTING
NTS



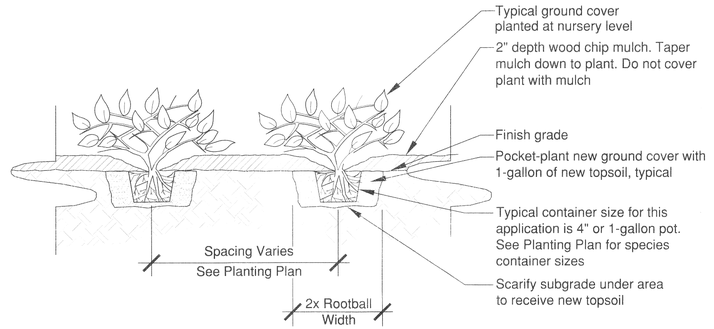

B EVERGREEN TREE PLANTING
NTS



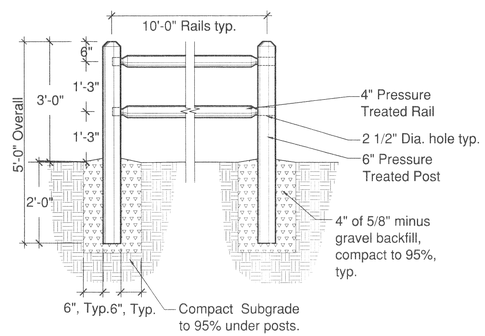

C HILLSIDE SHRUB PLANTING
NTS



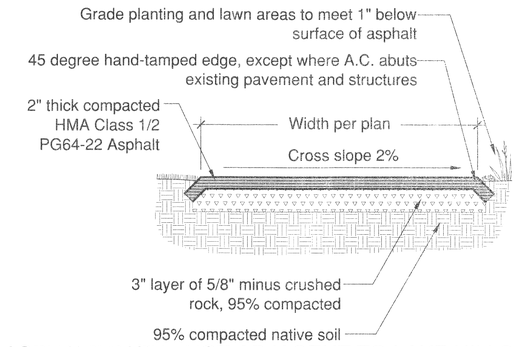

D SHRUB PLANTING
NTS



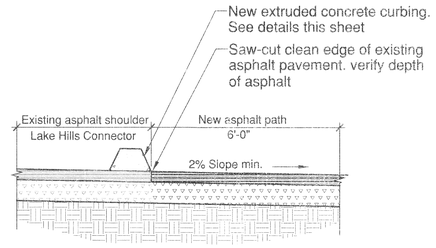

E GROUND COVER PLANTING
NTS




F SPLIT RAIL FENCE
NTS

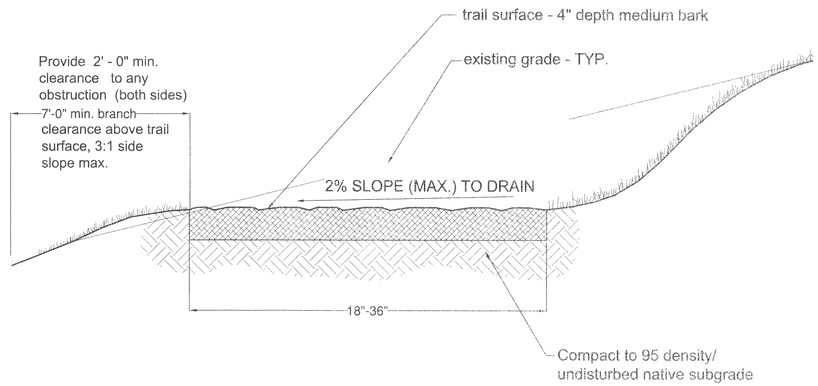



G ASPHALT PATH - NOT ADJACENT TO LAKE HILLS CONNECTOR
NTS




Section View

H ASPHALT PATH (ADJ. TO LAKE HILLS CONN.)- SECTION
NTS




I WOODCHIP PATH
NTS

| NO. | DATE | BY | APPR. | REVISIONS |
|---|---|---|---|---|
| | | | | |

Approved By

TRANSPORTATION DESIGN MANAGER — DATE

PROJECT MANAGER — DATE

DATE

JV;NM DESIGNED BY 10/30/12 DATE

JV;NM DRAWN BY 10/30/12 DATE

JB CHECKED BY 10/30/12 DATE

City of Bellevue
Transportation Department

BARKER LANDSCAPE ARCHITECTS
1514 NW 52nd St.
Seattle, WA 98107
tel: 206.783.2870
fax: 206.783.3212

**Lake Hills McTavish Trail Extension**
**Lake Hills Connector**
**Bellevue, WA 98008**

DETAILS

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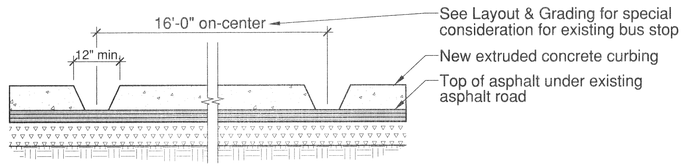
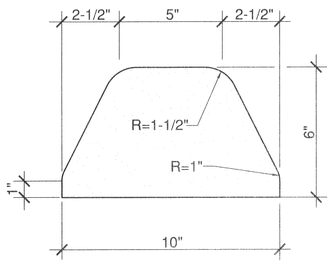
SHT 7 OF 9




Elevation View

A EXTRUDED CONCRETE CURB - ELEVATION
NTS




NOTES:

1. ALL CEMENT CONCRETE CURBS, EXCEPT EXTRUDED CURB, SHALL BE CONSTRUCTED WITH AIR ENTRAINED CONCRETE CLASS 3000 CONFORMING TO WSDOT STD. SPEC. 6-02.

2. CEMENT CONCRETE CURB OR CURB AND GUTTER ALONG THE FULL WIDTH OF A DRIVEWAY ENTRANCE SHALL BE CONSTRUCTED WITH AIR ENTRAINED CONCRETE CLASS 4000 CONFORMING TO WSDOT STD. SPEC. 6-02.

3. REMOVAL/REPLACEMENT OF CEMENT CONCRETE CURB SHALL BE FROM EXPANSION JOINT TO EXPANSION JOINT UNLESS OTHERWISE DIRECTED BY THE ENGINEER.

B EXTRUDED CONCRETE CURB - DETAIL
NTS

**STORMWATER CONTROL PLAN NARRATIVE:**

Much of the trail construction area is already an impervious asphalt and/or gravel shoulder. The estimated new impervious surface added by the project is anticipated to be approximately 4,095. Currently, stormwater sheet flows across the Lake Hill Connector at the project site into the adjacent West Kelsey wetland and into Kelsey Creek. Natural drainage practices will be maintained during project construction and discharges from the project site will occur at natural locations. Turbidity will be monitored daily in Kelsey Creek both upstream and downstream from the culvert to ensure no impacts to the creek. Materials will be on hand for adaptive BMP management if necessary. The final completed project will enhance stormwater management. The project proposes the installation of extruded curbing between the pathway and existing paved shoulder to provide separation for pedestrians. This extruded curbing will help slow sheets flows across the connector allowing some sediments to deposit where they can be removed with routine maintenance activities. Small, frequent breaks will allow storm water to migrate around the curbing, across the pathway and into the adjacent wetland causing minimal disruption to existing drainage patterns. In addition, the project will plant native vegetation to the west of the pathway to help trap smaller sediments still contained in stormwater migrating around the curbing and across the pathway before it enters the adjacent wetland. Finally, the project proposes to pave the existing non-pervious gravel shoulder to help decrease sediments currently carried in existing stormwater. The end result of the project will be an improvement to down gradient properties and downstream receiving waters.

**TEMPORARY EROSION & SEDIMENTATION CONTROL NOTES:**

1. All clearing limits shall be visibly marked prior to clearing.
2. The constructed erosion control and sedimentation plan shall be approved by the City of Bellevue prior to performing any site grading or clearing.
3. The implementation of temporary erosion and sedimentation control (TESC) measures and the construction, maintenance, and replacement of these facilities is the responsibility of the contractor.
4. The TESC facilities must be constructed in conjunction with all construction activities and in such a manner as to ensure that sediment-laden water does not enter any adjacent water bodies and/or wetlands.
5. The TESC facilities shall be inspected daily by the contractor and maintained as necessary or as directed by the engineer to ensure continuous functioning.
6. Stabilized construction entrances shall be installed at the beginning of construction and maintained for the duration of the project. Additional measures may be required to insure that all paved areas are kept clean for the duration of the project.
7. All catch basins in the vicinity of construction shall be protected with filter fabric placed between the frame and grate or as directed by the engineer. Clean regularly: no more than 1 inch of sediment will be allowed to accumulate over filter fabric.
8. Any area stripped of vegetation where no further work is anticipated for a period of 15 days shall be immediately stabilized with approved TESC methods such as mulching, erosion blankets, plastic sheeting or as directed by the engineer.
9. All steep slope excavations greater than 2:1 shall be covered at the end of each working day.
10. All disturbed areas shall be covered with wood chip mulch and jute fabric per planting detail.
11. Any vegetation not in the construction area shall be left undisturbed
12. Field-verify location of existing trees & boulders.
13. The TESC facilities are the minimum requirements for anticipated site conditions. During the construction period, theseTESC facilities shall be upgraded by contractor as directed by the engineer for unexpected storm events.
14. All storm drain facilities within the project boundary are to be cleared of sediment and debris prior to final acceptance of the project.
15. All significant existing trees to be protected and preserved. Tree protection fencing for all trees is not feasible due to site terrain / vegetation density.

**GENERAL PLANTING NOTES:**

1. Plant selection shall be consistent with the Bellevue Land Use Code, Section 20.20.520, Landscape Development.
2. Plants shall be selected and sited to produce a hardy and drought-resistant landscape area. Selection shall consider soil type and depth, the amount of maintenance required, spacing, exposure to sun and wind, the slope and contours of the site, and compatibility with existing native vegetation preserved on the site. Preservation of existing vegetation is strongly encouraged.
3. Prohibited materials. Plants listed as prohibited in the Bellevue Land Use Code are prohibited in required landscape areas. Additionally, there are other plants that may not be used if identified in Bellevue Land Use Code as potentially damaging to sidewalks, roads, underground utilities, drainage improvements, foundations, or when not provided with enough growing space.
4. All plants shall conform to American Association of Nurserymen (AAN) grades and standards as published in the "American Standard for Nursery Stock" manual.
5. Plants shall meet the minimum size standards established in other sections of Bellevue Land use Code, Section 20.20.520 Landscape Development.
6. Multiple-stemmed trees may be permitted as an option to single-stemmed trees for required landscaping provided that such multiple-stemmed trees are at least ten (10) feet in height and that they are approved by the Planning Official prior to installation.
7. Soils in planting areas shall have adequate porosity to allow root growth. Soils which have been compacted shall be loosened to increase aeration to a minimum depth of twenty-four (24) inches or to the depth of the largest plant root ball, whichever is greater. After soil preparation is completed, motorized vehicles shall be kept off to prevent excessive compaction and underground pipe damage. The organic content of soils in any landscape area shall be as necessary to provide adequate nutrient and moisture-retention levels for the establishment of plantings. See Bellevue Clearing and Grading Development Standards for mulch requirements.
8. Required plantings, except areas of established ground cover, shall be covered with two inches or more of wood chip mulch to minimize evaporation and runoff.
9. All mulches used in planter beds shall be kept at least six (6) inches away from the trunks of shrubs and trees.
10. All required landscaped areas, particularly trees and shrubs, must be protected from potential damage by adjacent uses and development, including parking and storage areas. Protective devices such as bollards, wheel stops, trunk guards, root guards, etc., may be required in some situations.

| NO. | DATE | BY | APPR. | REVISIONS |
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Approved By

TRANSPORTATION DESIGN MANAGER DATE

PROJECT MANAGER DATE

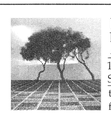
DATE

JV,NM 10/30/12
DESIGNED BY DATE

JV,NM 10/30/12
DRAWN BY DATE

JB 10/30/12
CHECKED BY DATE

City of Bellevue
Transportation Department



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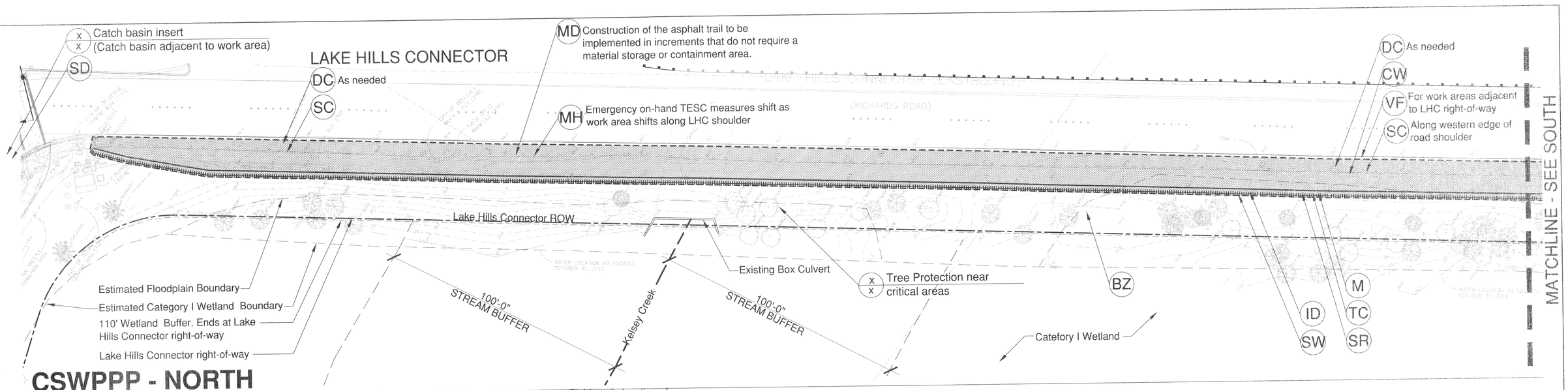
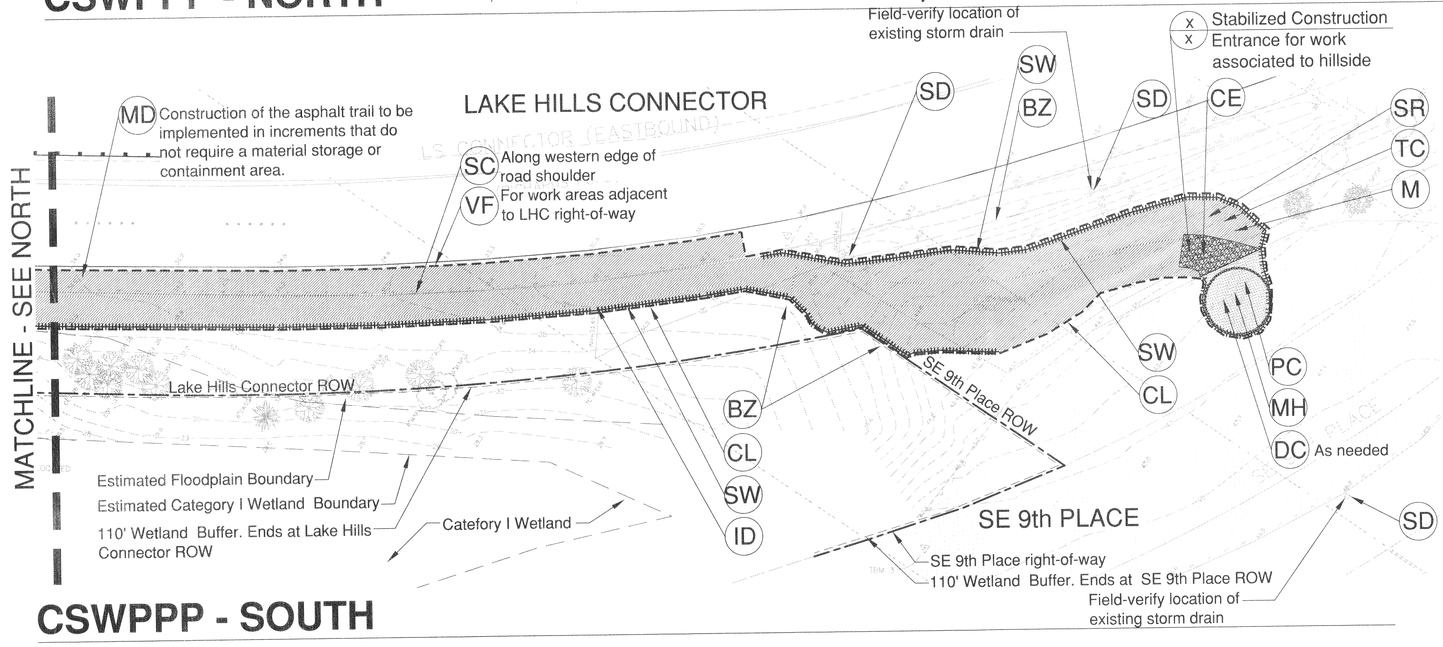
**Lake Hills McTavish Trail Extension**
**Lake Hills Connector**
**Bellevue, WA 98008**

DETAILS and NOTES

SHT 8 OF 9




LEGEND

| SYMBOL/CODE | ITEM | BMP |
|---|---|---|
| | RIGHT-OF-WAY | |
| | LIMIT OF WORK | |
| | PRESERVING NATURAL VEGETATION (no trees to be removed, no trees within Limit or Work) | C101 |
| BZ | BUFFER ZONE | C102 |
| VF | HIGH VISIBILITY FENCE See notes above | C103 |
| CL | LIMITS OF CLEARING AND GRADING (No work to existing Lake Hills Connector shoulder) | C104 |
| CE | STABILIZED CONSTRUCTION ENTRANCE/EXIT | C104 |
| M | MULCHING | C121 |
| PC | PLASTIC COVERING | C123 |
| TC | TOPSOILING/COMPOSTING | C125 |
| SR | SURFACE ROUGHENING | C130 |

| SYMBOL/CODE | ITEM | BMP |
|---|---|---|
| DC | DUST CONTROL | C140 |
| MH | MATERIALS ON HAND | C150 |
| SC | SAWCUTTING and SURFACING POLLUTION PREVENTION | C152 |
| MD | MATERIAL DELIVERY, STORAGE & CONTAINEMENT | C153 |
| CW | CONCRETE WASHOUT AREA | C154 |
| Sch | SCHEDULING | C162 |
| ID | INTERCEPTOR DIKE and SWALE | C200 |
| SD | STORM DRAIN INLET PROTECTION | C220 |
| SW | SILT FENCE and WATTLES | C233 C235 |
| | CONSTRUCTION STAGING AREA (for work on hillside) | |

GENERAL NOTES
1. Install native plants in disturbed areas, outside of trail footprint, for erosion control and sediment filtration.
2. Mulch all native plantings for permanent erosion control.
3. Install jute mesh for erosion control on steeper slopes, as needed.
4. Daily turbidity monitoring both upstream and downstream on Kelsey Creek, as needed.

Floodplain Data Source: City of Bellevue GIS
Wetland Data Source: City of Bellevue GIS
Kelsey Creek Alignment Source: City of Bellevue GIS
Survey Data Source: Lovell-Sauerland & Associates, Inc survey dated 11-09-12

North

Scale: 1"=20' ( 22"x34" sheet size)

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ADD ALT#1: CSWPPP

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SHT 9 OF 9